

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

JENNIFER JOHNSON-FULLER
TX- 1337222-R

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DOCKETED COMPLAINT NO.
11-254

AGREED FINAL ORDER

On this the 9 day of May, 2011, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Jennifer Johnson-Fuller (Respondent).

In order to conclude this matter Jennifer Johnson-Fuller neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

FINDINGS OF FACT

1. Respondent Jennifer Johnson-Fuller is a Texas state certified residential real estate appraiser, holds certification number TX- 1337222-R, and has been certified by the Board during all times material to the above-noted complaint case.
2. Respondent entered into agreed final order with the Board on February 12th, 2010, which required her, among other things, to complete remedial education.
3. Respondent has failed to comply with the remedial education component of the agreed final order. Specifically, she has failed to complete the 15 hour course in USPAP and a 15 hour course in Residential Case Studies or the Sales Comparison Approach.
4. Thereafter a complaint relating to failure to comply with a final order of the Board was staff-initiated.
5. After receipt of the complaint, the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in the complaint. Respondent's response was received.
6. The parties hereby enter into the foregoing consent order in accordance with TEX. OCC. CODE § 1103.458.

CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq.

2. The parties are authorized to resolve their dispute by means of a consent order in accordance with TEX. OCC. CODE § 1103.458.

3. Respondent violated 22 Tex. Admin. Code § 153.20(a)(23) by failing to comply with a final order of the Board.

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that Respondent shall:

1. Comply with the remedial education requirements of the agreed final order in complaints #08-053 and #08-220 within six (6) months of the entry of this new, agreed final order; and,
2. Pay to the Board an administrative penalty of \$250.00.

Payment of the **ADMINISTRATIVE PENALTY** must be by certified funds, and must be tendered within ~~TWENTY DAYS~~ of the date of this Agreed Final Order.

Sixty (60) days from the May 20th Board meeting.

Failure to comply with any of the terms of this Agreed Final Order within the time allotted shall result in **IMMEDIATE SUSPENSION** of the Respondent's certification pursuant to notice to the Respondent from the Board indicating that the Respondent has not fulfilled the requirements of this Agreed Final Order.

ANY SUCH SUSPENSION SHALL BE EFFECTIVE WITHOUT THE NEED FOR A HEARING OR OTHER ADMINISTRATIVE DUE PROCESS UNDER THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT OR THE ADMINISTRATIVE PROCEDURE ACT, AND RESPONDENT SPECIFICALLY WAIVES ANY SUCH HEARING OR DUE PROCESS. Respondent shall be notified of any such suspension or lifting of probation by certified mail, return receipt requested, to the last known address as provided to the Board. If Respondent's certification is suspended on such a basis, the suspension shall remain in effect until such time as Respondent satisfies that portion of the Agreed Final Order which he has defaulted on and provides adequate documentation of same to the Board.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The

Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

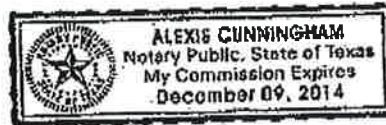
Signed this 9 day of May, 2011.


JENNIFER JOHNSON-FULLER

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 9th day of May, 2011, by JENNIFER JOHNSON-FULLER, to certify which, witness my hand and official seal.


Notary Public Signature


Alexis Cunningham
Notary Public's Printed Name



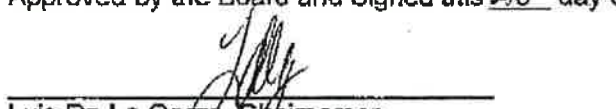
Signed by the Standards and Enforcement Services Division this 19th day of May, 2011.


Troy Beaulieu, TALCB Staff Attorney

Signed by the Commissioner this 20th day of May, 2011.


Douglas Oldmixon, Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 20th day of May, 2011.


Luis De La Garza, Chairperson
Texas Appraiser Licensing and Certification Board